WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-17-2024

#16774

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Alejandra Carolina Ortiz	Fairway Mortgage	162090a04600co
(NAME)	(NAME)	
5510 Country Drive, 46	6550 Carothers Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1000957 **DEEDWARR**
05/09/2023 09 08 08 AM 2 pgs
Fees $13.00 Taxes $851 00

20230509-0034400

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Tyler Van Nuland and Madison McCollum,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alejandra Carolina Ortiz,** unmarried, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being a certain Condominium Apartment in Davidson County, Tennessee, bein Townhouse No 46 in a Horizontal Property as shown on Plan of Hickory Valley condominiums, phase II, of record in book 4460, page 133, Register's office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements as described in master deed of record in book 4659, apge 32, as amended in book 4937, page 429, said Register's Office

Being the same property conveyed to Tyler Van Nuland and spouse Madison McCullum, by deed of record in Instrument NO 20200831-0098364 , Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 5510 Country Drive, 46, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hands this 5th day of May, 2023

Tyler Van Nuland

Madison McCollum

State of Tennessee
County of Rutherford

Personally appeared before me Tyler Van Nuland and Madison McCollum, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 5th day of May, 2023

Notary Public
My Commission Expires:

File No . 16774

